

HOME INSPECTION REPORT



264 Pacific Ave
Toronto

Prepared for: [The Babiak Team](#)

Prepared by: Bob Papadopoulos P.Eng., RHI *

Inspection Date: [April 2 2026](#)



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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

Please Read: <https://redbrickinspections.ca/home-inspection-terms-and-conditions/>

Please Read: <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

* please see credentials at end of report

REFERENCE LINK http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf

264 Pacific Ave

ROOFING/Chimneys

April 2 2026

page 2

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low		
Modified Bitumen:	Flat:	Low		
Modified Bitumen:	Garage:	Low		

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade From Edge	Height	

Observations/Recommendations

Sloped Surface: [overall surface in good repair](#)
Flat Surface: [overall surface in good repair](#)
Garage: [overall surface in good repair](#)



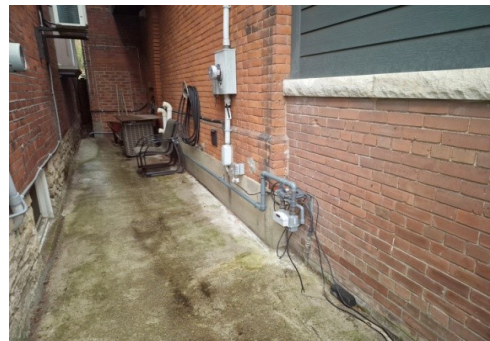
Note: [Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney\(s\)](#)

Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Composite Siding

Limitations
Exterior Inspection from Ground Level Inaccessible Wall

Observations/Recommendations

WALL SURFACES: overall in good repair
 Soffit & Fascia: overall in good repair
 DOORS/WINDOWS: overall in good repair



PORCH overall well built, in good repair
 DECK overall well built, in good repair
 DETACHED GARAGE: overall well built, in good repair
 **Landscaping: overall good quality installations, in good repair
 **BASEMENT WALKOUT: overall well built



Comments: loose gutter, exposed framing at south east require repairs

Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house

** Any or all these items may contribute to **Basement Leakage**. Please see Interior Page

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

264 Pacific Ave

STRUCTURE

April 2 2026

page 4

Description

Configuration: Basement:	Foundations: Not Visible	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space Flat Roof Space	Foundation Wall Not Visible: <u>100</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house with recent additions

ROOF: overall in good repair with additions



Description

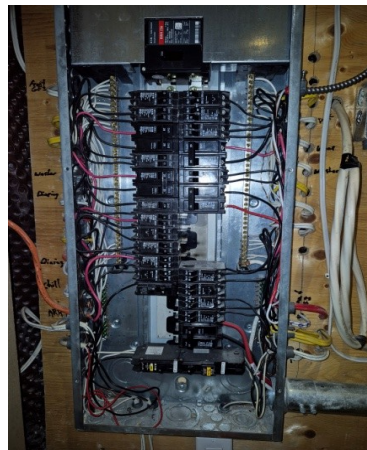
Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 200 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: 100 AMP	Description: Grounded	
Description: Breakers	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:
Location: Basement		Location: Panel

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
 SERVICE PANEL: overall in good repair
 Auxiliary Panel: roughed in for back up generator



BRANCH WIRING: the wiring has been upgraded

Miswired Outlet(s): master bedroom

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

264 Pacific Ave

HEATING

April 2 2026

page 6

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	9 yrs.	20 yrs.	Gas	Meter-Exterior
Hot Water Boiler:	High	76 x1000BTU/hr	9 yrs.	15 to 20 yrs.		
Combination System:						

Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

Limitations

[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Furnace Performance

Supply Temp F: 100
Return Temp F: 70

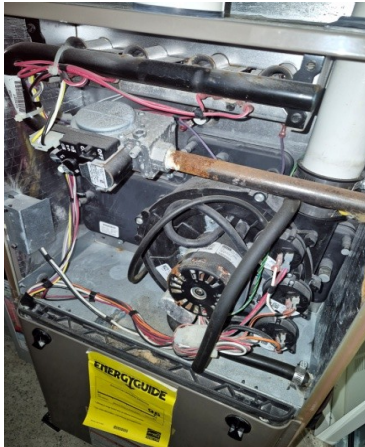
Observations/Recommendations

Boiler Performance

Pressure lbs/in2: 10
Temp Deg F: 80

FORCED AIR FURNACE: [service annually](#)
[recommend obtaining replacement parts/servicing contract](#)
Filter: [replace 1-per-6 to 12 months](#)

HOT WATER BOILER:
COMBINATION SYSTEM: [provides basement floor heating and domestic hot water](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

264 Pacific Ave

COOLING/Heat Pumps

April 2 2026

page 7

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	9 yrs. old	10 to 15 yrs.
Ductless (air-cooled)	12 x1,000 BTU/hr		

Limitations

[Cannot Test With Low Outdoor Temp](#)

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: [not tested: should be serviced before using](#)



DUCTLESS A/C: [service annually](#)



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Main Roof:	60		Roof
Fiberglass:	Main Roof:	40		
Spray foam:	Walls	24		

Limitations

Roof Space Inspected from Access Hatch Basement Walls Spot Checked Only
 Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: spray foam and fiberglass insulation installed which is above average including around roof space ducts



Skylight wells: falling insulation - repair



Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic	Water Heater see Heating
		Type: Combination
		Fuel Type:
		Capacity:
		Age Yrs.:
		Life Expectancy:

Limitations

Isolating/Relief Valves & Main Shut Off Valves Not Tested	Concealed Plumbing not Inspected
Kitchen and Laundry Appliances Were Not Inspected	Tub/Sink Overflows Not Tested

Observations/Recommendations

SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)
 Solid Waste Pump: [service annually](#)



Washroom(s): [overall good quality installations](#)

Kitchen(s) [overall good quality installations](#)

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Ceramic Tile			Fixed	French
Concrete			Skylight(s)	Sliding Glass
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Gas			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 100 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

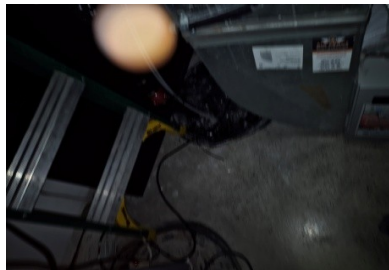
Floors/Walls/Ceilings: overall good quality installations

Trim/Cabinets/Counters: overall good quality installations

Windows/Doors: overall good quality installations

FIREPLACE: service annually

**Basement Leakage: foundation damp-proofed to minimize leaking risk
 service sump pump annually



CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law

** Steps recommended in order to minimize basement leakage

- gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior



Bob Papadopoulos P.Eng, RHI

- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 residential and commercial buildings of various descriptions and reporting on conditions of major systems including structure, building envelope and mechanical systems, specific problem investigations and pre-renovation inspections. In the past Bob has helped train Home Inspectors and assisted in the creation of educational courses on home inspecting as well as taught Home Inspection courses at Seneca College. Bob also has experience in the construction industry inspecting many large scale projects through-out the GTA. He also served in the Canadian Navy as a Marine Mechanic and Ships Team Diver.

Professional Designations

- P.Eng. (Professional Engineer of Ontario) <http://www.peo.on.ca/>
 - RHI Registered Home Inspector <http://www.oahi.com/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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